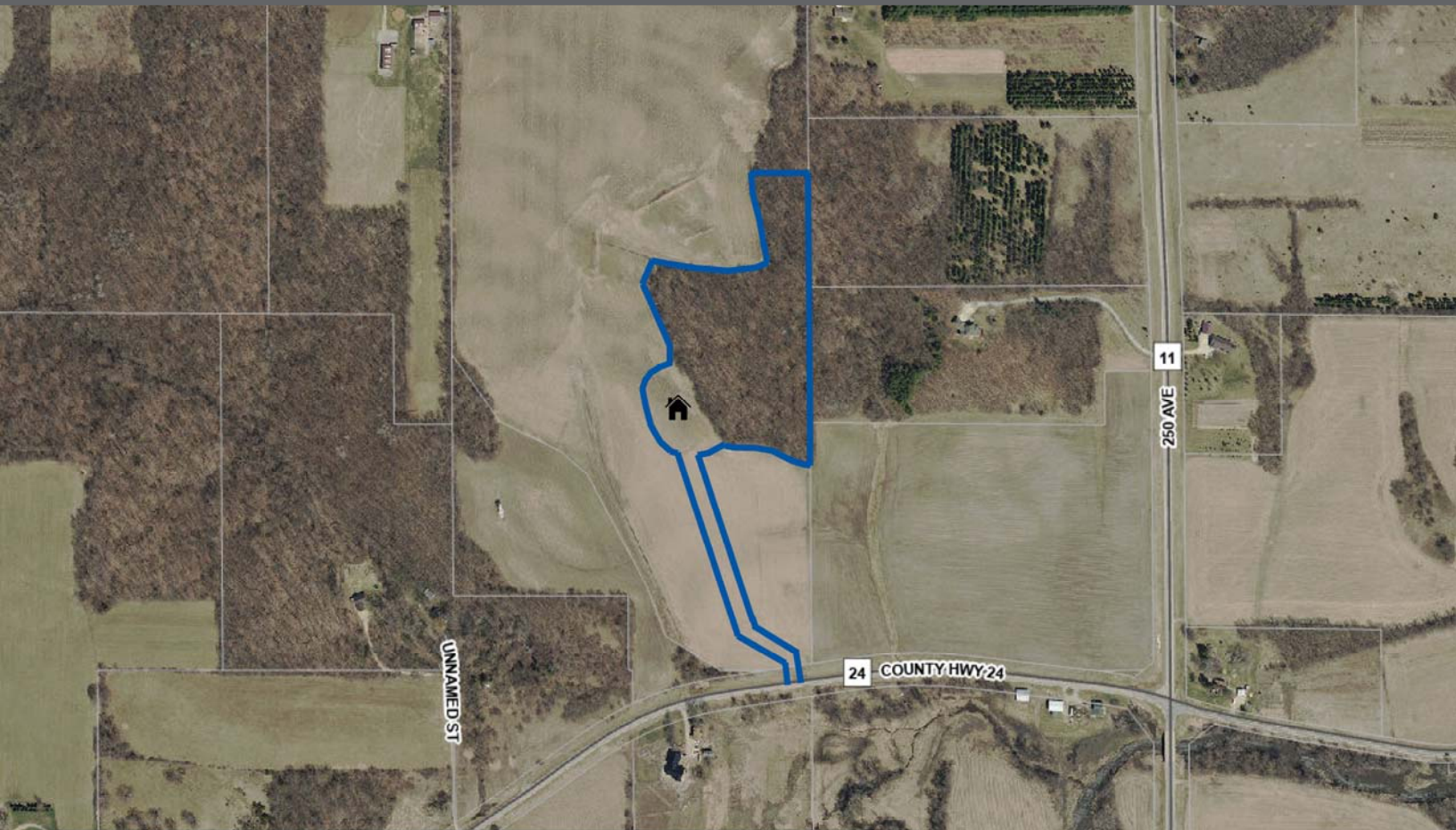


# LAND OFFERING

12.44 $\pm$  Acre Acreage



**12.44 $\pm$  Acre Acreage | Section 9**

**Milton Township | Dodge County, MN**

This is your chance to own a potential building site. Peaceful and private with one of the most stunning views available, overlooking the Zumbro River Valley. This 12.44 $\pm$  acre site includes almost 10 acres of wooded property with recreational and/or hunting opportunities. Only 15 minutes from Pine Island, 15 minutes from Mantorville, and 35 minutes from downtown Rochester. Don't miss out on your dream come true!



Call us for more info:

 **507-634-7033**



# 12.44 $\pm$ Acre Acreage

## R-16-W

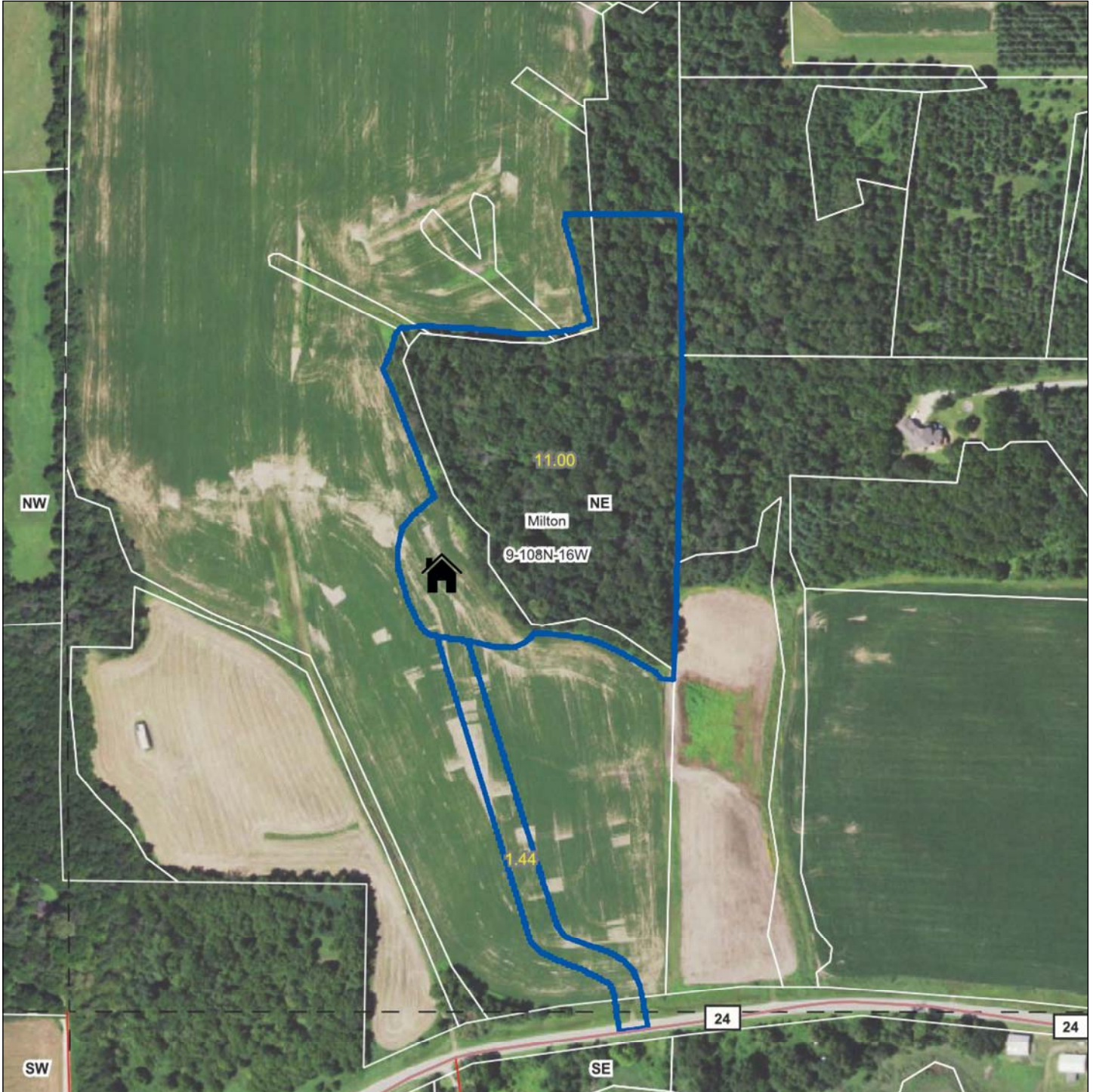




# LAND OFFERING

12.44 ± Acre Acreage

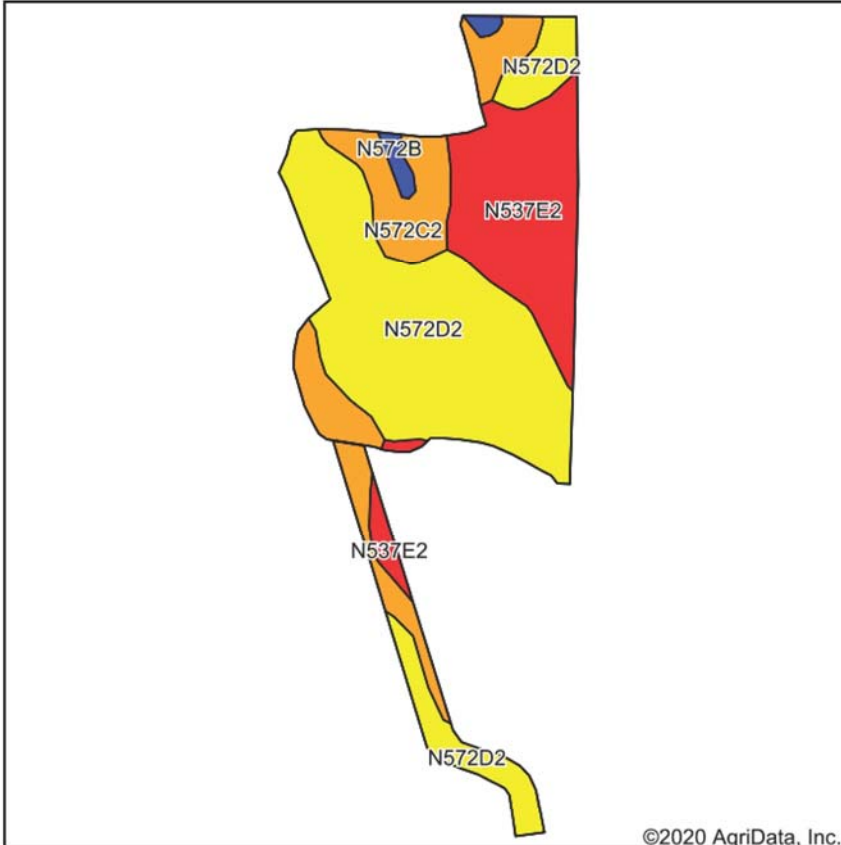
## Aerial Map



# LAND OFFERING

12.44 ± Acre Acreage

## Soils Map



State: **Minnesota**  
 County: **Dodge**  
 Location: **9-108N-16W**  
 Township: **Milton**  
 Acres: **12.44**  
 Date: **10/2/2020**

**1STOP REALTY**  
 FARMLAND PROFESSIONALS

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN039, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
N572D2	Downs-Hersey, bedrock substratum, complex, 12 to 18 percent slopes, moderately eroded	6.63	53.3%		Well drained	IVe	68	140	41	63
N537E2	Fayette-Hersey, bedrock substratum, complex, 18 to 25 percent slopes, moderately eroded	3.08	24.8%		Well drained	VIe	36			42
N572C2	Downs-Hersey, bedrock substratum, complex, 6 to 12 percent slopes, moderately eroded	2.54	20.4%		Well drained	IIIe	80	165	48	69
N572B	Downs-Hersey, bedrock substratum, complex, 2 to 6 percent slopes	0.19	1.5%		Well drained	Ile	90	185	54	79
Weighted Average							62.9	111.1	32.5	*n 59.3

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.

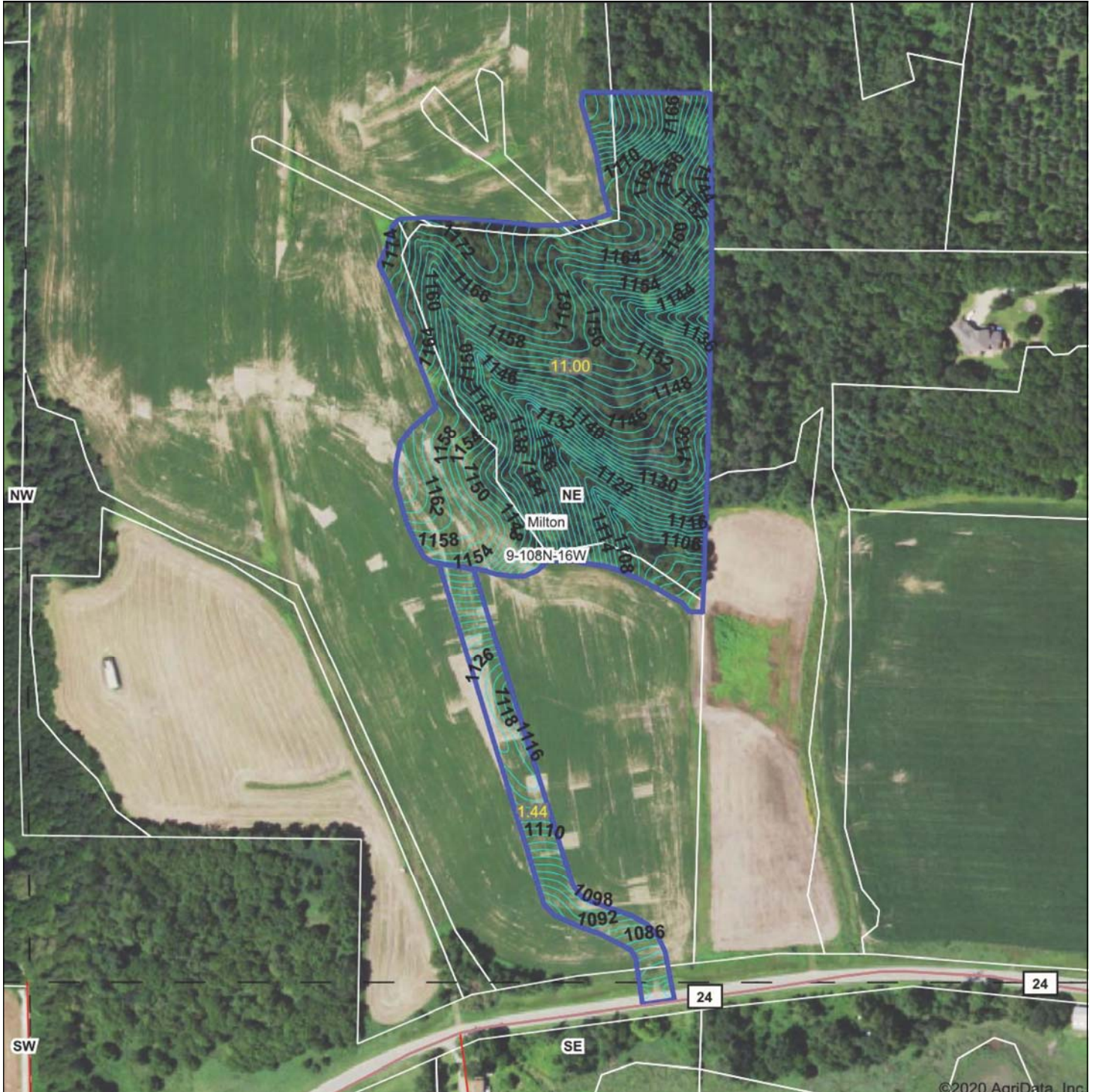
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# LAND OFFERING

12.44 ± Acre Acreage

## Topography Map with Contours



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*"The Experienced Farmland Professionals!"*



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